

Department of Land Use Exploratory Plan Report

Application Number – 2021-0317
Name of Project – Royal Farms
Type of Plan - Minor Land Development Plan
Date - April 5, 2023

Engineer- Jose Lazo

Project Review Team – Brad Shockley (Planning)
John Gysling (Engineering)
Betsy Hatch (Historic)
Chris Siple (Mapping)
Owen Robatino (Transportation)

Required Public Hearings - Board of Adjustment
Planning Board
County Council

Status of Review – Conditional Approval – Address the following comments with the construction plan submission:

Planning:

1. The proposed rezoning from “NC6.5” (Neighborhood Conservation 6.5) to “CR” (Commercial Regional) may be considered inappropriate at this time. At the joint Department and Planning Board public hearing, the applicant should be prepared to discuss the plan’s conformance with the Comprehensive Development Plan, impact upon the surrounding area and infrastructure, compatibility of land use intensity and scale of development, character of the neighborhood, zoning and use of nearby properties and the suitability of the property for the proposed use. Rezoning applications follow the procedure in section 40.31.113 of the New Castle County Code (NCCC);
2. Your cover letter references a variance from Section 40.04.220.C of the NCCC. Note that the variance must be requested and approved by the Board of Adjustment;
3. Clarify the final right-of-way and verify that the required street yard building and paving setbacks are correct. Also, clarify the location of any DelDOT easements;
4. Clarify (within the plan view) the lot lines to be relocated and/or eliminated;
5. Submit the parking design waiver that is referenced in your cover letter;
6. Submit the draft cross access agreement that is referenced in your cover letter. Note that it must be recorded and referenced on the record plan;
7. Specify (within the title block) that this plan is being processed as a Minor Land Development Plan;
8. Verify the overall acreage of the parcel to be developed within Plan Data No. 11, 14 and the plan view;
9. Reference the Department of Public Works within Plan Data No. 17;
10. Reference tax parcel numbers (not addresses) within the certifications of ownership;
11. Reference the TIS and any required improvements on the record plan.

Landscape/Lighting Plan:

1. Correct the reference to the Suburban (S) zoning district;
2. Address Section 40.04.320.A of the NCCC regarding the required parking buffer;
3. Label the width of each buffer within the plan view;
4. Verify that the specimen tree mitigation plantings are referenced in the landscaping schedule;
5. Specify if the lighting fixtures are cutoff or semi-cutoff.

Standard Comments:

1. Provide certification of approval from DelDOT;
2. Provide certificate of approval from the Office of the State Fire Marshal;
3. Provide certification of approval from the water supplier;
4. Note that the LDIA must be recorded prior to final plan approval;
5. Please note that Table 40.31.390 of the NCCC outlines time limits for expiration of plan.

Engineering:

Refer to change-marks in e-plans.